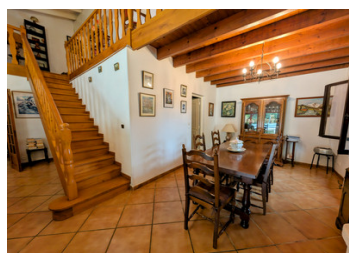
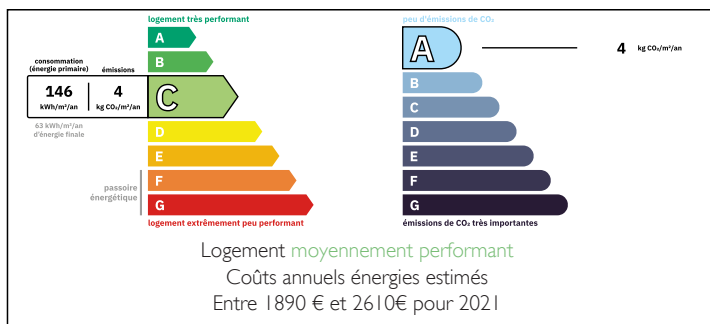


A Piece of Paradise Among the Pines: Bright 6-Bedroom 3-bathroom Villa at the Gates of Carcassonne



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	6
Bath:	3
Floor:	215 m2
Plot Size:	2081 m2

IN BRIEF

If you are looking for a home with generous space, no adjoining neighbors, and no overlooking properties, offering enough bedrooms for the whole family and even a separate area for guests, this is the place for you.

Discover this superb family villa with 6 bedrooms and 3 bathrooms, nestled on a vast plot of over 2000 m².

Its standout feature? A stunning 35 m² veranda providing an unobstructed view of the landscaped garden.

Enjoy the peace of the surroundings with its covered pool 4.5x9m, double garage, and ample parking spaces, perfect for hosting family and friends.

Just 10 minutes from Carcassonne, in a village with local amenities, let yourself be charmed by the spaciousness and outdoor appeal of this lovely

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nestled in lush greenery, this stunning 6-bedroom house in Palaja is an invitation to a fulfilling family life. Here, every day feels like a vacation: an exceptional setting, a refreshing pool, and an outdoor space perfect for unforgettable moments with family or friends.

Upon arrival, you'll be captivated by the beautiful, tree-filled park of over 2,000 m², offering complete peace and privacy. Picture yourself enjoying long summer evenings around the barbecue on the shaded terrace overlooking the garden, while the kids play in the pool. This secluded outdoor space will become your sanctuary, where the sound of cicadas accompanies your relaxation.

Inside, the home welcomes you with a bright and inviting living area featuring a stunning cathedral ceiling and a cozy fireplace for winter nights. The open mezzanine overlooking the living room is perfect for a large library or a playroom. The separate, fully equipped kitchen has its own charm but could easily be modernized to your taste.

The sleeping area, spread over two levels, offers six comfortable bedrooms arranged as follows:

On the upper floor, you'll find five bedrooms: a master suite with a large bathroom, as well as four additional bedrooms and a second bathroom.

On the garden level, with access to the veranda, there is a space with one bedroom and a shower room, ideal for hosting friends or family while ensuring everyone's privacy.

An impressive terrace, accessible from three of the upstairs bedrooms, allows you to wake up every morning to a stunning view of your...

LOCAL TAXES

Taxe foncière: 3391 EUR

Taxe habitation: EUR

NOTES